

Mayor and Council Communication

DATE: 04/28/26

M&C FILE NUMBER: M&C 26-0283

LOG NAME: 03PID21 MIDYEAR FY26

SUBJECT

(CD 3) Adopt Ordinance Amending Public Improvement District 21 – Las Vegas Trail Fiscal Year 2025-2026 Adopted Budget and Five-Year Service Plan; Authorize the Execution of an Amendment to the Associated Management and Improvement Services Agreement with FirstService Residential Texas PID, LLC to Align with these Changes; and Adopt Appropriation Ordinance

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt the attached ordinance amending Public Improvement District 21 – Las Vegas Trail Year 2025-2026 Budget and Five-Year Service Plan to reflect amendments associated with a mid-year review and direct the City Secretary to record the same in the real property records of Tarrant County, Texas no later than the seventh (7th) day after adoption by the City Council;
2. Authorize the execution of an amendment to the associated Management and Improvement Services Agreement with FirstService Residential Texas PID, LLC (City Secretary Contract No. 64230) to align with these changes; and
3. Adopt the attached appropriation ordinance decreasing estimated receipts and appropriations in the Public Improvement District 21 - Las Vegas Trail Fund in the amount of \$829.00, from available, unreserved fund balance, for the purpose of funding mid-year budget adjustments.

DISCUSSION:

The City of Fort Worth’s FWLab Department administers the City’s Public Improvement Districts (PIDs). The City’s PID Policy outlines the need to proactively work with the City’s PID management companies to oversee the services being provided within each of the PIDs. PID 21 – Las Vegas Trail is managed by FirstService Residential Texas PID, LLC (FirstService).

On September 16, 2025, City Council adopted Ordinance No. 28002-09-2025, approving the Fiscal Year (FY) 2025-2026 Budget, Five-Year Service Plan, Assessment Plan, and Tax Year 2025 Assessment Roll for the Las Vegas Trail PID. After conducting a mid-year review of the Las Vegas Trail PID’s budget, City staff and FirstService have identified the need to amend the FY2025–2026 budget to decrease appropriations by \$829.00. This adjustment reflects a decrease in the use of available fund balance.

The expenditure adjustments are primarily attributable to shifting to a more conservative use of fund balance to allow for future planning.

Revenue Adjustments:

Line Item	Previously Approved FY26 Budget Item	Recommended Mid-Year Adjustment	Amended FY26 Budget Item
PID Assessments	\$374,402.00	\$0.00	\$374,402.00
Use of Fund Balance	829.00	(829.00)	0.00
Totals	\$375,231.00	(\$829.00)	\$374,402.00

Expenditure Adjustments:

Line Item	Previously Approved FY26 Budget Item	Recommended Mid-Year Adjustment	Amended FY26 Budget Item
Management Fee	\$30,444.00	\$0.00	\$30,444.00
Communications	2,500.00	0.00	2,500.00
Community Center Operations	93,133.00	(11,000.00)	82,133.00
Community enhancement	32,666.00	0.00	32,666.00
Public Safety	206,000.00	(12,500.00)	193,500.00
Audit/Annual Review	3,000.00	3,000.00	6,000.00

City Administrative Fee	7,488.00	0.00	7,488.00
Contribution to Fund Balance	0.00	19,671.00	19,671.00
Totals	\$375,231.00	(\$829.00)	\$374,402.00

Upon approval of the above recommendation, the total budgeted expenses for FY2025-2026 will be \$374,402.00. The revised Budget and Five-Year Service Plan will take effect upon approval by City Council. The City and FirstService will update the existing contract to reflect the mid-year adjustment (City Secretary Contract No. 64230).

Funding will be budgeted within the FWPID #21 – Las Vegas Trail Fund for Fiscal Year 2026. Funding is available for appropriation in the fund balance of the FWPID # 21 - Las Vegas Trail Fund. The beginning fund balance was \$44,753.08, and is projected to grow to \$64,424.08 by the end of FY2026 as a result of these changes.

The Las Vegas Trail PID is located in COUNCIL DISTRICTS 3.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available from fund balance within the FWPID #21 - Las Vegas Trail Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the FWPID #21 - Las Vegas Trail Fund as appropriated. Prior to an expenditure being incurred, the FWLab Department has the responsibility of verifying the availability of funds.

Submitted for City Manager's Office by:

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